

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	76 William Street	Date:	October 2 nd , 2015
Perm. Parcel No:	814-14-096	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Donald & Denise Hackman	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The owner's representative was notified at the time of inspection that the bedrooms found in the basement is not approved as there is no legal means of egress. The bedrooms in the basement are to be removed immediately.

REQUIRED MAINTENANCE ITEMS:

- 1) All porches must be properly maintained and painted. Stain/paint the porch assembly.
- 2) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 3) Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

- 1) Clean all the vinyl siding and spouting on garage or repaint.
- 2) Replace the overhead door with a new door.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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Donald & Denise Hackman
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GENERAL GARAGE ITEMS:

- 1) Clean inside and outside, repair or replace all gutters and downspouts (including damaged fittings as needed).
- 2) Remove multi-plug adapters from GFCI receptacle.
- 3) Floors must be concrete material and be free of serious or misaligned cracks. Repair cracks in the garage floor.
- 4) Scrape and paint the side door and trim on this garage.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Remove and replace (approx. 400 square feet) of driveway concrete by front corner of house and back by garage. Driveway concrete shall be a minimum of 4-inches in thickness.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp services are not approved for a 100-Amp panel. Provide a new service and meter to the existing 100 A meter, and consolidate all other panels/disconnects into the 100 amp panel.
- 3) The electrical panel is only approved for the use of GE breakers. Replace other, non GE breakers.
- 4) All wires entering main panel or junction boxes must have the correct connectors.
- 5) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 6) All electrical boxes shall be properly secured.
- 7) All taps and splices must be enclosed in work box with correct cover.
- 8) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 9) Exposed wiring must be properly secured. Wiring in open the open on the masonry walls is not permitted in the basement.
- 10) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 11) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 2) Replace the flexible drain line at the laundry sink with rigid, code compliant drainage piping.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Replace damaged dryer ductwork.

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BASEMENT ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair water damaged ceiling tile and paint to match.
- 3) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 4) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 5) Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

- 1) Clean, repair and disinfect the kitchen cabinets.

BATH ITEMS:

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install proper cover on outlet.
- 2) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet cap bolts.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Remove the worn carpeting in the hallway and disinfect the floor surfaces.
- 3) Install a new smoke detector on the first floor level(s).
- 4) Install smoke detectors in each bedroom.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)